



bg buyer's
guide



BRIDGE ROAD
RESIDENCES

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EXECUTIVE SUMMARY

Project Name

Bridge Road Residences

Developer

Ventus

Project Location

3-5 Bridge Road
Homebush NSW 2140

Builder

One Way DC

Project Description

A development of 80 apartments consisting of 1, 2 & 3 bedrooms

Apartment Breakdown

1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

Development Features

- Private Communal Courtyard - Located on ground floor and rooftop
- Stone look tiles to main areas and carpet in bedrooms
- Ducted air conditioning
- Reconstituted stone kitchen benchtop
- Floor to ceiling tiles in bathrooms
- Frameless shower screen and designer tapware
- Underground security car spaces
- Video intercom





THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.5%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Strong tax depreciation
- » 10 minute walk to Homebush train station
- » Cafes & Convenience shopping - DFO Homebush (1km away), Strathfield Plaza (1.5km away), Burwood Westfield (2.6km away), Lidcome Shopping centre (3km away)

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	52 - 58	8 - 19	\$705,000 - \$770,000
2 BRM	75 - 79	19 - 79	\$910,000 - \$1,015,000
3 BRM	95	19 - 24	\$1,035,000 - \$1,115,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$800 - \$900 / Quarter	\$450 / Quarter	\$200 / Quarter
2 BRM	\$1000 - \$1200 / Quarter		
3 BRM	\$1,150 - \$1,350 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	COMPLETION
Residential	Construction Commenced	Q3 2026



THE KITCHEN





THE LIVING





THE BATHROOM





THE BEDROOM





THE BALCONY

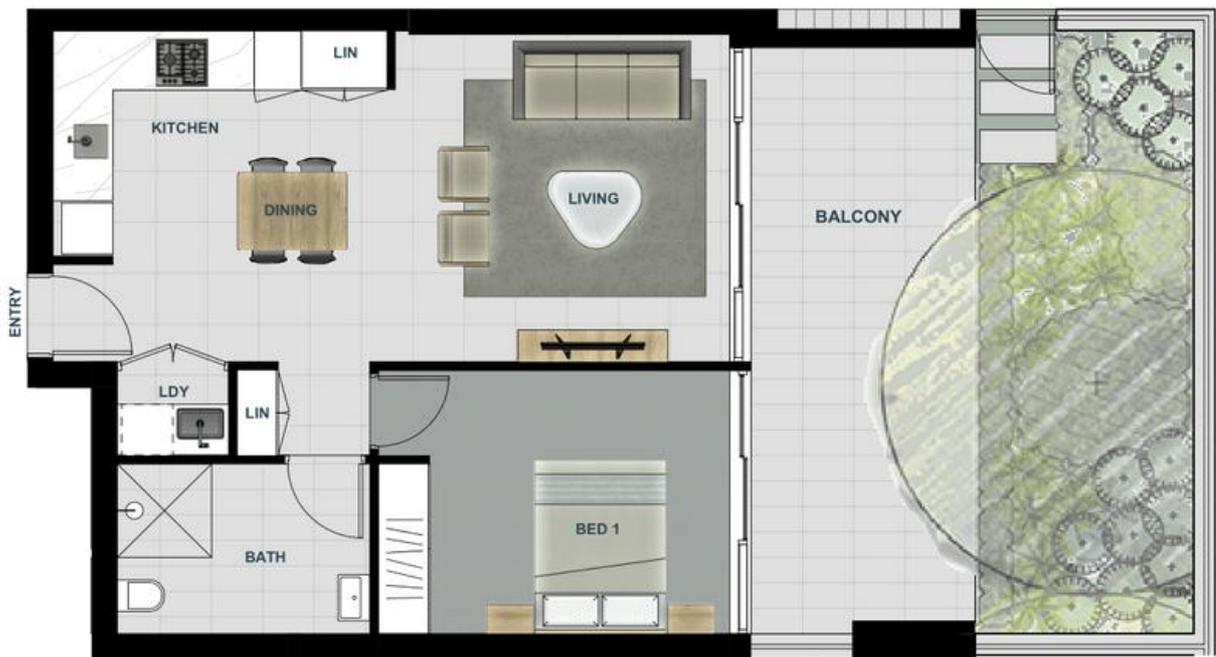


1 BEDROOM

UNIT G.01



INTERNAL	54 M ²
EXTERNAL	38 M ²
TOTAL	92 M ²



Disclaimer:

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

1 BEDROOM

UNIT L1.09



INTERNAL	52 M ²
EXTERNAL	8 M ²
TOTAL	60 M ²



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2 BEDROOM

UNIT L1.07 - L3.07 & L4.04 - L10.04

2  2  1 

INTERNAL	75 M ²
EXTERNAL	34 M ²
TOTAL	109 M ²



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2 BEDROOM

UNIT L5.02 - L10.02

2  2  1 

INTERNAL	80 M ²
EXTERNAL	46 M ²
TOTAL	126 M ²



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3 BEDROOM

UNIT L1.02 - L3.02

3  2  1 

INTERNAL	95 M ²
EXTERNAL	19 M ²
TOTAL	114 M ²



Disclaimer:

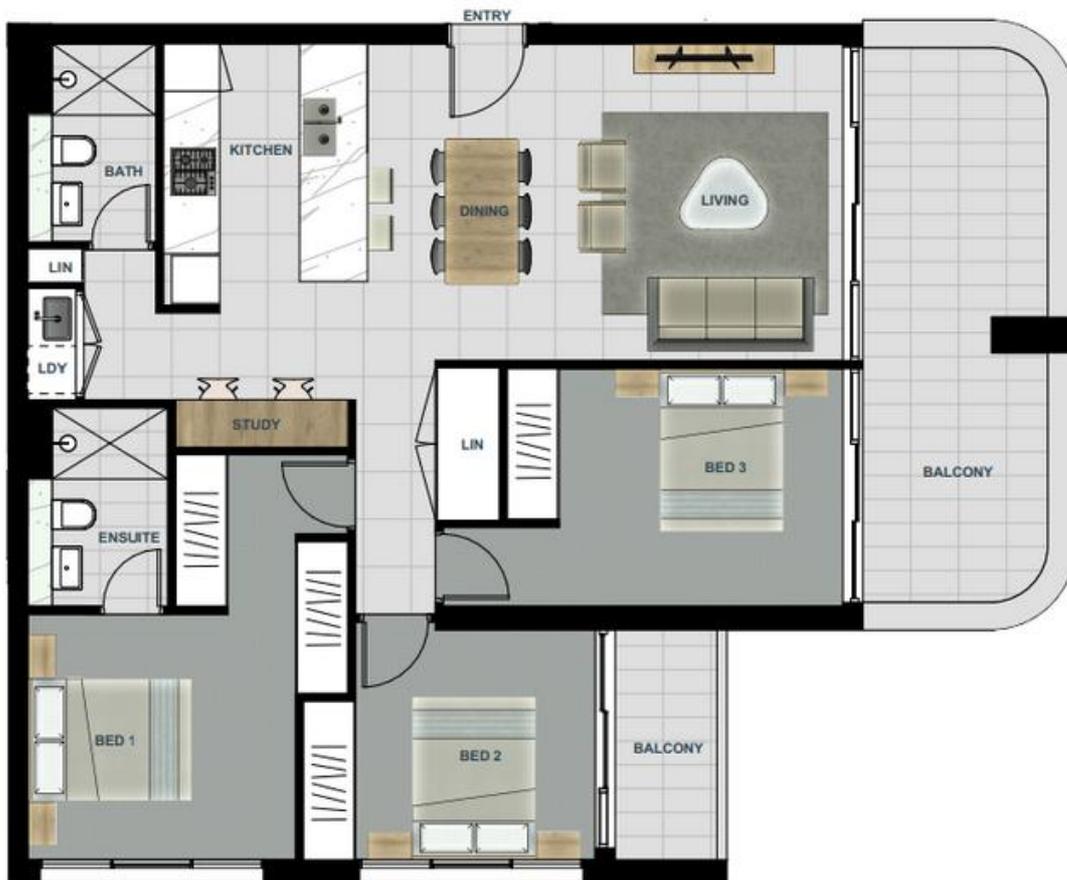
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3 BEDROOM

UNIT L5.05 - L10.05

3  2  1 

INTERNAL	95 M ²
EXTERNAL	23 M ²
TOTAL	118 M ²



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PROJECT
TEAM





DEVELOPER

Ventus is a property development and construction company with an enviable history, delivering outstanding residential housing across Sydney since 1993. Tedious attention to detail in all elements of the development process, Ventus ensure that the optimal end product is delivered every time. This excellence starts from identifying the ideal location in each area they develop, designing exceptional layouts and delivering the finest workmanship to present the best possible product. Ventus take total control of the construction for all their developments and with almost \$600 million of developments completed and \$150 million in the pipeline, they are a property development and construction company held in the highest regard.



BUILDER

One Way Development and Construction endeavour to provide a supportive environment to nurture their people, to learn, thrive and grow, accomplishing individual and organisational goals which are driven by hard work and discipline through the construction & delivery of quality spaces that people call home.



INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;





- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.

